



Hollywell Road, North Shields

Asking Price £200,000

 3  1  2  C

RICHARDSONS 



# Hollywell Road North Shields, NE29 7NQ

- 3 Bedroom Semi- detached
- Wide, Tree Lined Street
- Garage
- Secluded Garden
- Spacious Property
- Driveway
- Popular Location
- EPC Rating C



Richardsons are delighted to welcome to the market this spacious 3 bedroom semi-detached home.

Situated on a wide, tree lined street, this property has lots to offer. From the offset you are welcomed by a large entrance hall leading to good sized living space. The property benefits from generous room sizes throughout and includes a garage with access from the kitchen.

Externally there is driveway and garden to front and rear, the mature rear garden is a great plot and extremely private.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links.

Viewings are highly recommended



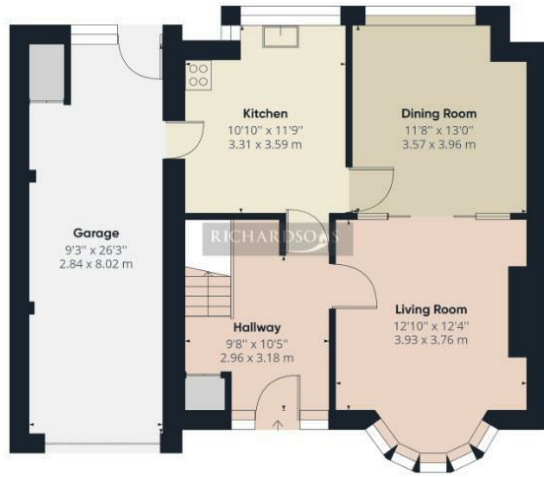
### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

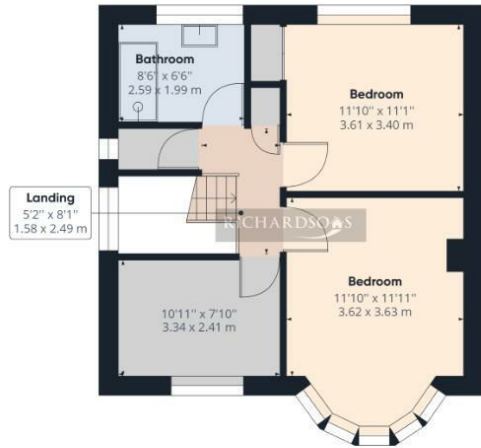
<b>Living Room</b>	12'10" x 12'4" (3.93 x 3.76)
<b>Dining Room</b>	11'8" x 12'11" (3.57 x 3.96)
<b>Kitchen</b>	10'10" x 11'9" (3.31 x 3.59)
<b>Entrance Hall</b>	9'7" x 10'5" (2.93 x 3.18)
<b>Bedroom One</b>	11'10" x 11'10" (3.62 x 3.63)
<b>Bedroom Two</b>	11'10" x 11'1" (3.61 x 3.40)
<b>Bedroom Three</b>	10'11" x 7'10" (3.34 x 2.41)
<b>Bathroom</b>	8'5" x 6'6" (2.59 x 1.99)
<b>Garage</b>	9'3" x 26'3" (2.84 x 8.02)







Ground floor



Floor 1

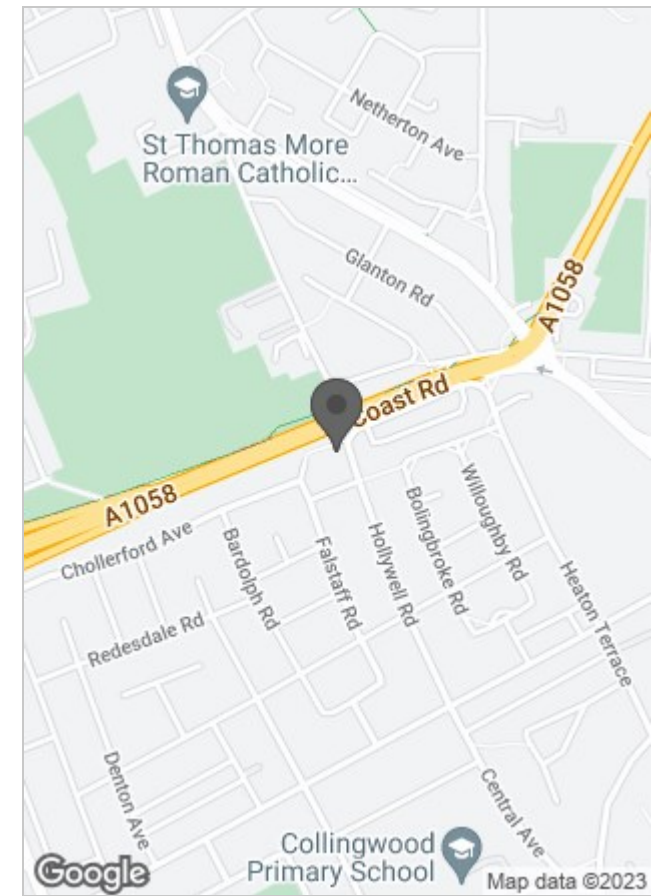
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Approximate total area<sup>(1)</sup>  
1346.99 ft<sup>2</sup>  
125.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
		<b>84</b>
	<b>69</b>	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.